

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

**COMMENTS FROM ENGINEERING WILL BE
AVAILABLE AT THE DRC MEETING**

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Division: Fire

Member: Albert Weber
761-5875

Project Name: Hendricks Isle L.L.C.

Case #: 99-R-01

Date: 9-25-01

Comments:

- 1) Flow test required. This item will probably show that the end of the Hendricks Isle water main does not have sufficient pressure and flow required for a high-rise building. In the current SFBC a high-rise is any building over 50 ft in height. The flow test must be capable of delivering the standpipe flow requirements in 3804.1 SFBC, and the ISO minimum requirements stipulated in the Fire Protection Handbook. ($GPM = 18 \times C \times \text{Sq Root of Fire Compartment Area}$) Call Al Weber at 828-5875 for any questions.
- 2) 3806 SFBC fire line required at permit phase for any boat docks.
- 3) The stairs do not comply with 3109 of the SFBC. This section of the code is very restrictive for stairs in a high-rise building.
- 4) Chapter 51 SFBC applies to this project.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Hendrics Isle, LLC

Case #: 99-R-01

Date: September 25, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Hendricks Isle, L.L.C.

Case #: 99-R-01

Date: 9/25/01

Comments:

1. 35% of the gross lot square footage is to be in landscape. According to the site calculations, there appears to be a deficiency in this regard.
2. Verify that all existing trees and palms on the site are indicated. All Tree Preservation Ordinance requirements apply. Any trees or palms that are considered good candidates for relocation should be relocated. For trees removed, provide the calculations for their equivalent replacement above minimum site Code requirements.
3. Discuss providing supplemental landscaping on the waterway side, which may include additional palm clusters.
4. Backout parking is allowed in conjunction with residential uses, however, a landscape area with a minimum width of 5' is required at the head of the parking spaces.
5. Discuss the street tree scheme at the meeting. If the primary street tree is the Live Oak, why is there only one?
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Hendricks Isle, L.L.C.

Case #: 99-R-01

Date: September 25, 2001

Site Plan Review/6 condominium units/Waterway Use/RMM-25

Comments:

1. As per ULDR Sec. 47-23.8, Waterway Use, and Sec. 47-23.11, Modification of required yards, proposal requires DRC and Planning and Zoning Board review and approval.
2. Required setbacks are ½ the height of the building. In accordance with ULDR, site plan requires a Modification of Required Yards. Provide a chart indicating required and proposed setbacks as well as a narrative addressing how the criteria for modification of required yards has been met. (Sec. 47-23.11.) This report must be provided prior to item being placed on Planning and Zoning agenda.
3. City Commission call-up provision applies.
4. In accordance with ULDR Sec. 47-23.8, Waterway Use, a 20-foot landscaped yard is required adjacent to existing bulkhead. The Planning and Zoning Board may approve a minimum amount of walkways necessary to serve the residential use. Applicant shall provide a narrative outlining requested encroachments and reasons for such encroachments (i.e. pool, deck et al). Provide a narrative of how project meets Sec. 47-23.8.B.2
5. Recommend presenting project to local neighborhood association and neighbors for community input prior to Planning and Zoning Board.
6. Provide photometric plan to ensure spillover and glare do not affect residential property across the waterway.
7. What elevation is being used for grade?
8. Discuss whether columns encroach into parking spaces.

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9. Provide a section of the wood dock and seawall showing relationship to property line and property building wall.
10. Dimension width of waterway.
11. Provide a statement on plans indicating liveboards are prohibited.
12. Dimension and label pilings.
13. Indicate sidewalk and centerline of road on plans.
14. Discuss sidewalk and edge of pavement with Engineering representative.
15. Provide sidewalk to entrance of building.
16. Discuss backout parking with Engineering representative, also turnaround in garage.
17. Provide additional street trees.
18. Label elevation on garage level plan.
19. Provide colors and material information.
20. Provide property lines and setbacks on building elevation sheets.
21. Indicate ramps and elevation of ramps for vehicle and pedestrian systems.
22. Boat slips and docks must comply with Sec. 47-19.3.
23. Show outline of adjacent building on elevations.
24. Indicate whether pool ramps – additional landscaping may be required along waterway. Provide cross section of seawall and dock (see comment #9).
25. Discuss with Zoning where height of 2nd floor is calculated.
26. How many units exist on site?
27. Provide a copy of the most current plat and any subsequent amendments.
28. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Hendricks Isle LLC

Case #: 99-R-01

Date: 9/25/01

Comments:

The North / South & East elevations suggest openings into the parking garage that will allow uncontrolled entry. If this is correct, this design characteristic needs to be addressed.

What type of access control will be used for the parking garage and the lobby entry?

The stair door located on the North side should not allow entry to the building from the exterior.

How will access to the storage units be controlled?

Provide a written response to the comments, on letterhead and signed.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Hendricks Isle, L.L.C.

Case #: 99-R-01

Date: 9/25/01

Comments:

1. In accordance with section 47-20.2 parking requirements for club / exercise room is 1 space per 200 square feet.
2. Waterway Use requires Site Plan level III review in accordance with section 47-23.8.
3. Are live-a-boards proposed for this development site?
4. Modification of yards requires a Site Plan Level III review, for building and pool setbacks in accordance with section 47-23.11.
5. Provide the width of the Rio Grande canal.
6. Provide overall building height from grade as defined in section 47-2.
7. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
8. Provide a staging and material storage plan prior to Pre PZ review.
9. Additional comments maybe forthcoming at DRC meeting.